

SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

510 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
February 10, 2009

**SUBJECT: GENERAL PLAN AMENDMENT NO. 950** (Foundation Regular) – Applicant: MDGM, Inc. – Engineer / Representative: MDGM, Inc. - First Supervisorial District – North Perris Zoning District – Mead Valley Area Plan: Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) – Location: Northerly of Orange Avenue, easterly of Tobacco Road, southerly of Water Street, and westerly of Harvill Avenue – 4.54 Acres - Zoning: Light Agriculture - 1 Acre Minimum Lot Size (A-1-1) - **REQUEST:** Propose to amend General Plan foundation component on the subject site from RURAL COMMUNITY (RC) to COMMUNITY DEVELOPMENT (CD) and to amend General Plan land use designation on the subject site from Very Low Density Residential (VLDR) (1 Acre Minimum Lot Size) to Business Park (BP) (0.20 - 0.60 Floor Area Ratio). APN: 317-270-002

**RECOMMENDED MOTION:**

The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for the above referenced general plan amendment as shown on Exhibit 7, based on the attached report. The initiation of proceedings by the Board of Supervisors for the amendment of the General Plan, or any element thereof, shall not imply any such amendment will be approved.

**BACKGROUND:**

The initiation of proceedings for any General Plan Amendment (GPA) requires the adoption of an order by the Board of Supervisors. The Planning Director is required to prepare a report and recommendation on every GPA application and submit it to the Board of Supervisors. Prior to the submittal to the Board, comments on the application are requested from the Planning Commission, and the Planning Commission comments are included in the report to the Board. The Board will either approve or disapprove the initiation of proceedings for the GPA requested

Ron Goldman  
Planning Director

RG:aja

REVIEWED BY EXECUTIVE OFFICE

DATE 2/23/09

Tina Grande  
Departmental Conference

Dep't Recomm.:  Consent  Policy  
Per Exec. Ofc.:  Consent  Policy

Prev. Agn. Ref.

District: First

Agenda Number:

15.2

The Honorable Board of Supervisors

RE: **GENERAL PLAN AMENDMENT NO. 950** (Foundation – Regular)

February 5, 2009

Page 2 of 2

in the application. The consideration of the initiation of proceedings by the Planning Commission and the Board of Supervisors pursuant to this application does not require a noticed public hearing. However, the applicant was notified by mail of the time, date and place when the Planning Commission and the Board of Supervisors would consider this GPA initiation request.

If the Board of Supervisors adopts an order initiating proceedings pursuant to this application, the proposed amendment will thereafter be processed, heard and decided in accordance with all the procedures applicable to GPA applications, including noticed public hearings before the Planning Commission and Board of Supervisors. The adoption of an order initiating proceedings does not imply that any amendment will be approved. If the Board of Supervisors declines to adopt an order initiating proceedings, no further proceedings on this application will occur.

The Board of Supervisors established the procedures for initiation of GPA applications with the adoption of Ordinance No. 348.4573 (effective May 8, 2008), which amended Article II of that ordinance.

**Agenda Item No.: 6.10**  
**Area Plan: Mead Valley**  
**Zoning District: North Perris**  
**Supervisory District: First**  
**Project Planner: Amy Aldana**  
**Planning Commission: January 7, 2009**

**General Plan Amendment No. 950**  
**(Foundation – Regular)**  
**Applicant: MDMG, Inc.**  
**Engineer/Rep.: MDMG, Inc.**

## **COUNTY OF RIVERSIDE PLANNING DIRECTOR'S REPORT AND RECOMMENDATIONS**

### **RECOMMENDATIONS:**

The Planning Director recommends that the Board of Supervisors adopt an order initiating proceedings for General Plan Amendment No. 950 with modifications. The initial proposal was to change the foundation component from Rural Community (RC) to Community Development (CD) and the General Plan land use designation from Very Low Density Residential (VLDR) to Business Park (BP) on a 4.54 acre site (Exhibit 6). The Planning Director recommends expanding the proposal to include three assessor parcels to the south (APN 317-270-003, 317-270-004, and 317-270-011) north of Orange and east of Tobacco (Exhibit 7). This will eliminate an isolated pocket of residential uses and established Tobacco Road and Orange Avenue as a distinct edge between Business Park uses and large lot residential uses to the west and south. The proposed expansion would increase the area proposed for Business Park from 4.54 to 18.46-acres.

The site is located in a criteria cell of the Multiple Species Habitat Conservation Plan (MSHCP). An informal review by the Environmental Programs Department (EPD) suggests that the site lies outside areas identified for conservation under the plan. However, prior to any development of the site, a Habitat Assessment and Negotiation Strategy (HANS) application would have to be processed and a full MSHCP consistency analysis would need to be completed. This review might affect the amount of development that could ultimately occur.

The Planning Commission made the comments below. The Planning Director continues to recommend that the Board of Supervisors adopt an order initiating proceedings for General Plan Amendment No. 950 as modified which proposes to change the foundation component from Rural Community (RC) to Community Development (CD) and the General Plan land use designation from Very Low Density Residential (RC:VLDR) to Business Park (CD:CR). For additional information regarding this case, see the attached Planning Department Staff Report.

### **PLANNING COMMISSION COMMENTS TO THE PLANNING DIRECTOR:**

The following comment(s) were provided by the Planning Commission to the Planning Director:

**Commissioner John Roth:** Commissioner Roth stated that he was concerned *with adding parcels* to the proposal because those property owners that the Planning Director has suggested to be included have not been notified. Counsel noted that once the Board of Supervisors gives an order to initiate then all statutory requirements regarding noticing will be addressed.

**Commissioner John Snell:** No comment

**Commissioner John Petty:** No comment

**Commissioner Jim Porras:** No comment

**Commissioner Jan Zuppardo:** No comment

**Agenda Item No.: 6.10**  
**Area Plan: Mead Valley**  
**Zoning Area: North Perris**  
**Supervisory District: First**  
**Project Planner: Amy Aldana**  
**Planning Commission: January 7, 2009**

**General Plan Amendment No. 950**  
**(Foundation – Regular)**  
**E.A. Number: 41779**  
**Applicant: Markham Development**  
**Management Group, Inc.**  
**Engineer/Rep.: Markham Development**  
**Management Group, Inc.**

**COUNTY OF RIVERSIDE PLANNING DEPARTMENT**  
**STAFF REPORT**

**PROJECT DESCRIPTION AND LOCATION:**

The applicant proposes to amend the General Plan Foundation and land use designation from “Rural Community”: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to “Community Development: Business Park” (CD:BP) for an approximately 4.54-acre property. The project is located northerly of Orange Avenue, easterly of Tobacco Road, southerly of Water Street, and westerly of Harvill Avenue.

**POTENTIAL ISSUES:**

The proposed site is located within the community of Mead Valley of the Mead Valley Area Plan and is also located within the City of Perris sphere of influence. Strategically located, Mead Valley lies along the west side of Interstate 215 and includes key connections to Interstate 15 farther to the west. The vision for the area is as an employment center which capitalizes upon its strategic location. The applicant’s proposal of Business Park at the subject site would support the employment center vision and would be consistent with the existing land use pattern in the area. The proposed site is also adjacent to properties designated as Business Park to the east and across Water Street to the north.

Policy LU 24.1 within the Land Use element of the General Plan requires the “...continuation of existing and development of new industrial, manufacturing, research and development, and professional offices in areas appropriately designated by the General Plan and area plan land use maps.” The proposed site is within an area that staff feels is an appropriate location to expand Business Park uses and to create a buffer between more intense land uses within the Light Industrial designation to the east and less intensive uses within the residential designations to the west. The site sits at the southeast corner of Water Street and Tobacco Road; two County maintained roads, providing adequate access to the site.

Staff also recommends changing the land use designation on the three parcels directly adjacent to the south of the site from Rural Community: Very Low Density to Community Development: Business Park (APNs 317-270-003, 317-270-004, and 317-270-011). Including the additional parcels will continue the Business Park designation along the east side of Tobacco Road, between Water and Orange Streets. This will eliminate an isolated pocket of residential uses and established Tobacco Road and Orange Avenue as a distinct edge between Business Park uses and large lot residential uses to the west and south. There is a water main available at Tobacco Road and Water Street, but is not extended to the subject site. The closest sewer is approximately 1500’ to the east of the parcel at Harvill Avenue.

**RECOMMENDATIONS:**

Comment that adoption of an order initiating proceedings for General Plan Amendment No. 950 from Rural Community: Very Low Density Residential (RC:VLDR) (1 Acre Minimum) to Community Development: Business Park (CD:BP) **would be appropriate**, as proposed in Exhibit 6. Staff further recommends that the three adjacent parcels (APNs 317-270-003, 317-270-004, and 317-270-011) located directly to the south of the proposed site be included as part of the request as proposed in Exhibit 7. The adoption of such an order does not imply that the proposed GPA will be approved.

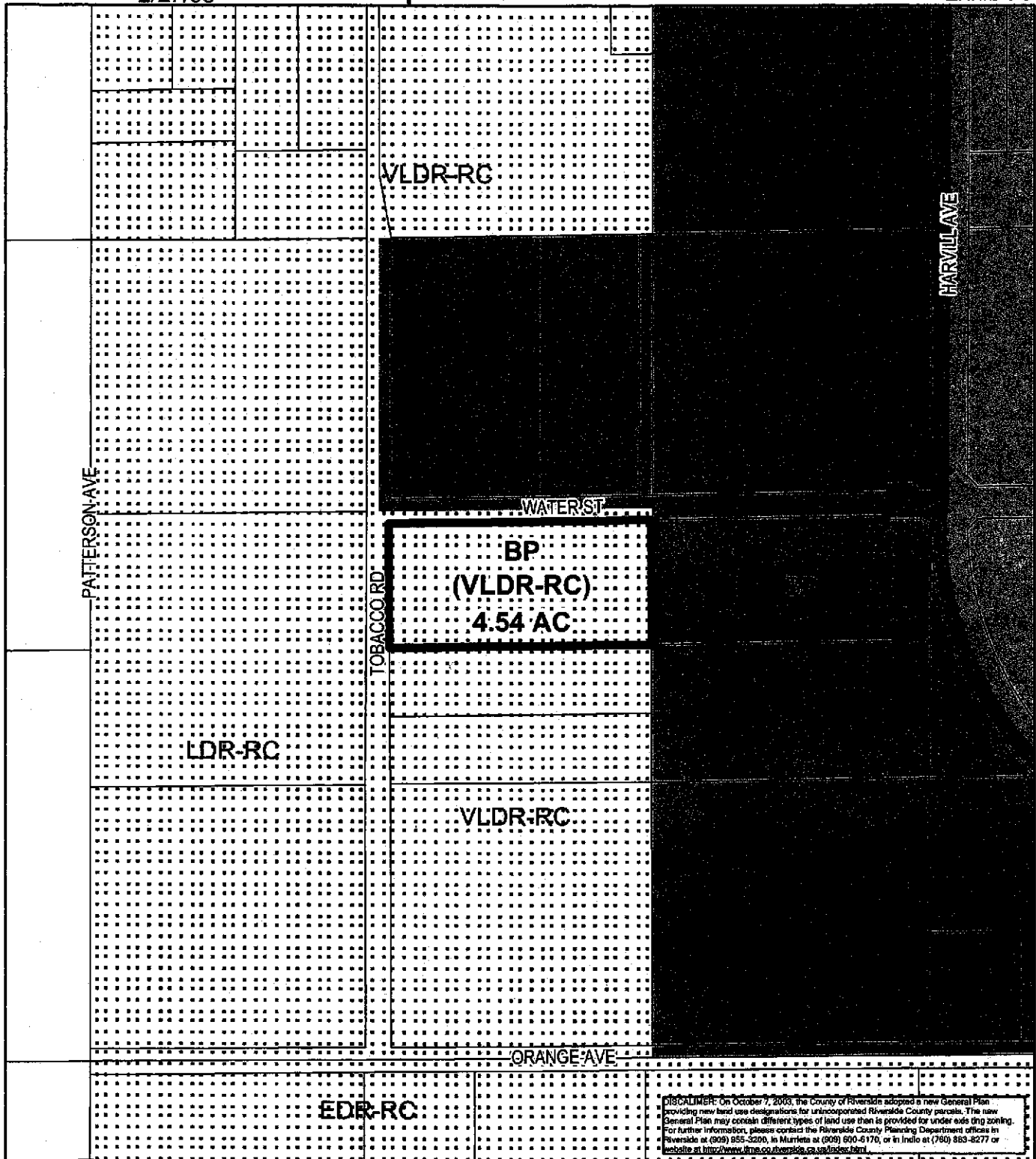
The project site is currently designated as Assessor's Parcel Number 317-270-002.

Supervisor Buster  
District 1  
Date Drawn: 2/27/08

# GPA00950

Planner: Amy Aldana  
Date: 3/10/08  
Exhibit 6

## Proposed General Plan



DISCLAIMER: On October 7, 2008, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200, in Murrieta at (951) 600-6170, or in Indio at (760) 883-8277 or website at <http://www.lra.co.riverside.ca.us/index.html>

### RIVERSIDE COUNTY PLANNING DEPARTMENT

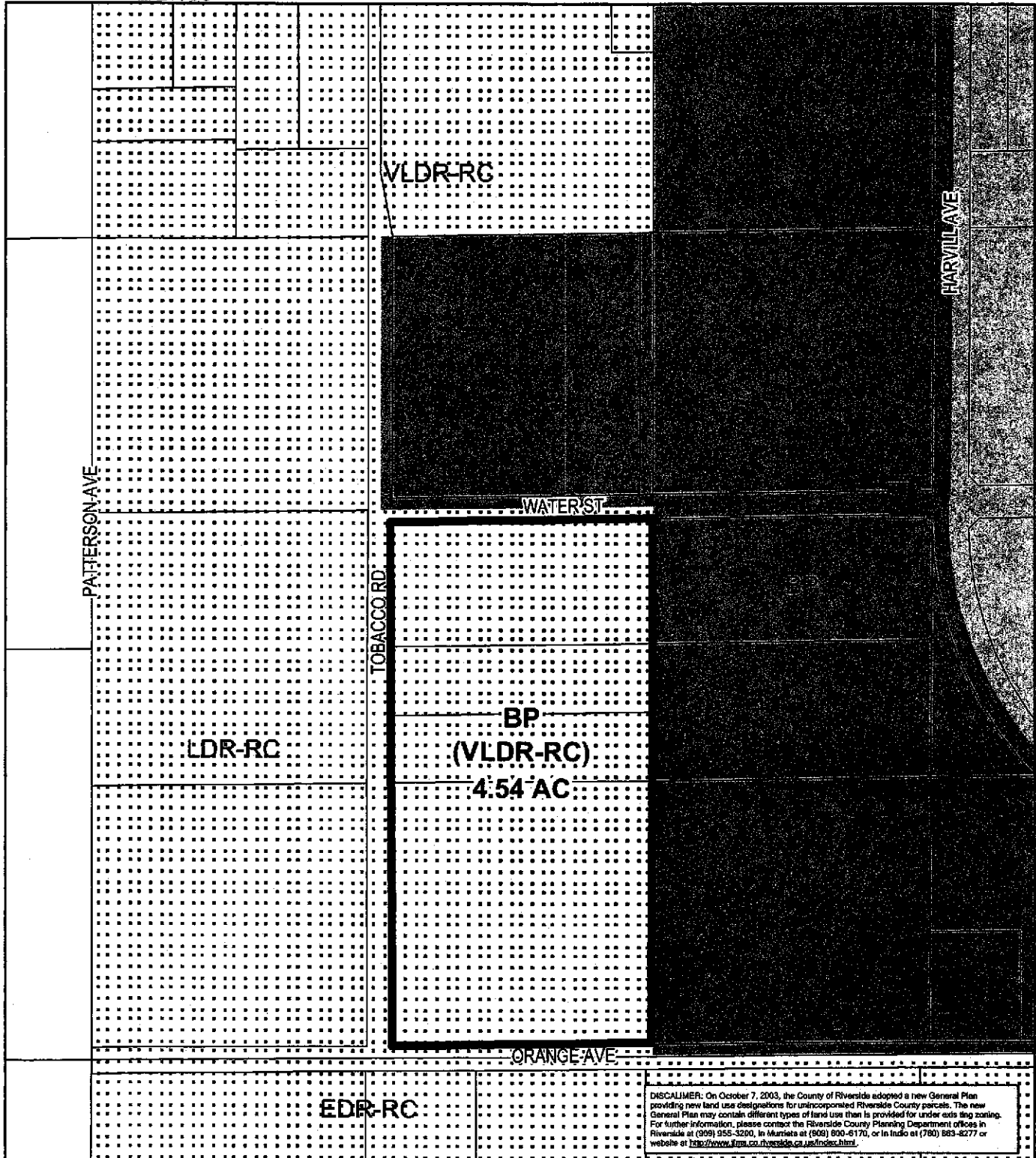
Zone  
Area: North Perris  
Township/Range: T4SR4W  
Section: 13



Assessors  
Bk.Pg. 317-27  
Thomas  
Bros. Pg. 777 E5



**Recommended General Plan**



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 955-3200, in Murietta at (909) 800-6170, or in Indio at (760) 863-8277 or website at <http://www.rps.ca.riverside.ca.us/index.html>.

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
Area: North Perris  
Township/Range: T4SR4W  
Section : 13



Assessors  
Bk.Pg. 317-27  
Thomas  
Bros. Pg. 777 E5



Supervisor Buster  
District 1  
Date Drawn: 2/27/08

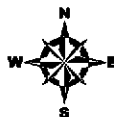
**GPA00950**  
**DEVELOPMENT OPPORTUNITY**

Planner: Amy Aldana  
Date: 3/10/08  
Exhibit Overview



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Area  
Plan: North Perris  
Township/Range: T4SR4W  
Section: 13



Assessors  
Bk. Pg. 317-27  
Thomas  
Bros. Pg. 777 E5



**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Zone  
District: North Perris  
Township/Range: T4SR4W  
Section : 13



Assessors  
Bk. Pg. 317-27  
Thomas  
Bros. Pg. 777 E5



Supervisor Buster  
District 1  
Date Drawn: 2/27/08

**GPA00950**  
**EXISTING ZONING**

Planner: Amy Aldana  
Date: 2/27/08  
Exhibit 2

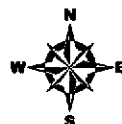


DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department offices in Riverside at (951) 855-3200, in Murrieta at (909) 890-6170, or in Indio at (760) 833-6277 or website at <http://www.riverside.ca.us/030303.html>.

Zone  
Area: North Perris  
Township/Range: T4SR4W  
Section: 13

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

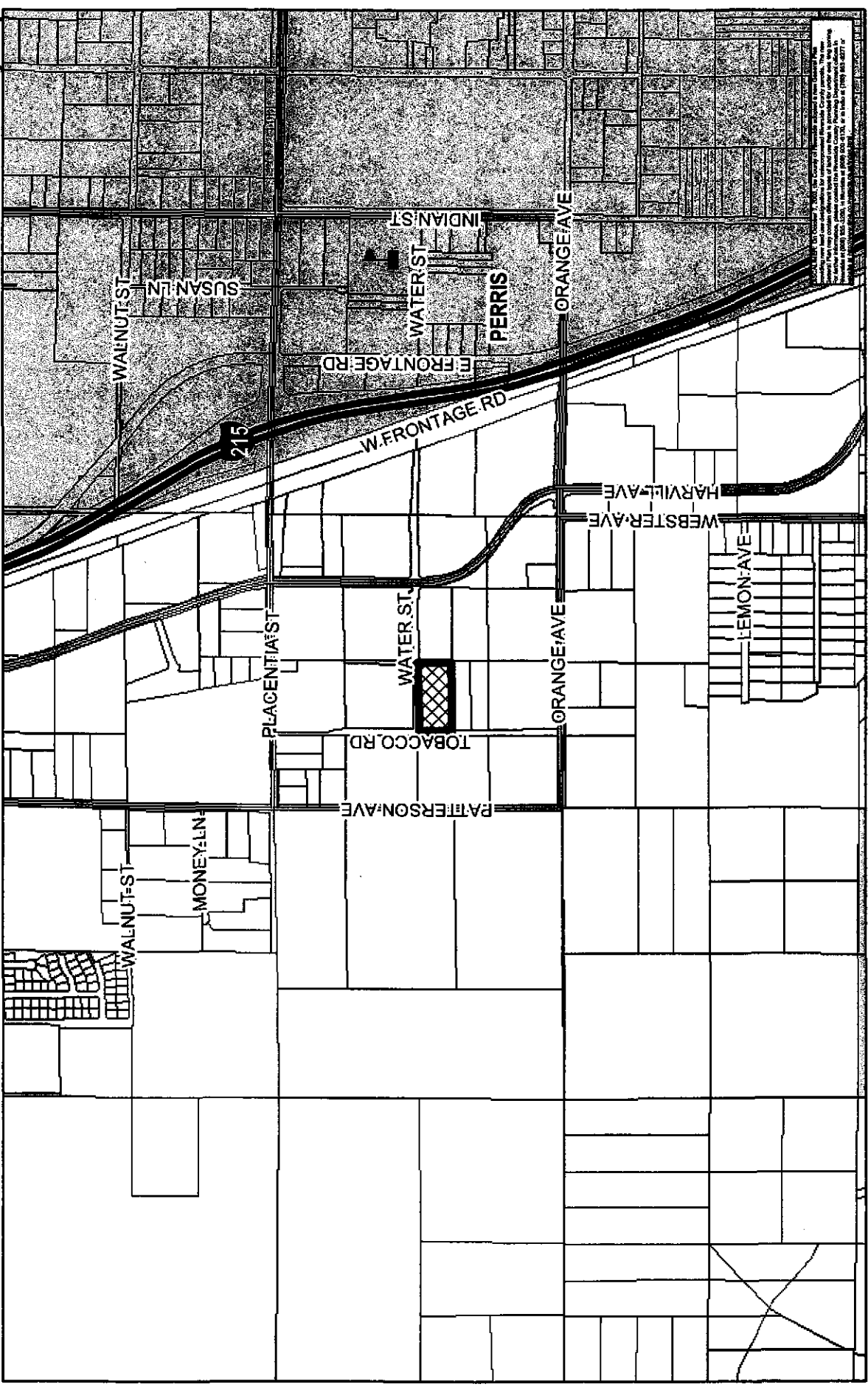
Assessors  
Bk. Pg. 317-27  
Thomas  
Bros. Pg. 777 E5



Supervisor Buster  
District 1  
Date Drawn: 2/27/08

# GPA00950 VICINITY MAP

Planner: Amy Aldana  
Date: 3/10/08  
Vicinity Map

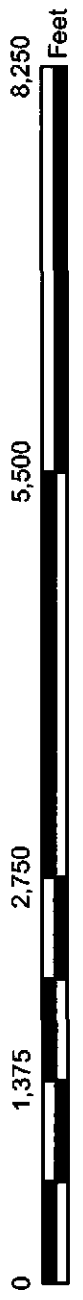


Map prepared by the Riverside County Planning Department. The user of this map is advised that the Riverside County Planning Department is not responsible for any errors or omissions on this map. The user of this map is advised that the Riverside County Planning Department is not responsible for any errors or omissions on this map. The user of this map is advised that the Riverside County Planning Department is not responsible for any errors or omissions on this map.

Zone: North Perris  
Area: Township/Range: T4SR4W  
Section: 13

## RIVERSIDE COUNTY PLANNING DEPARTMENT

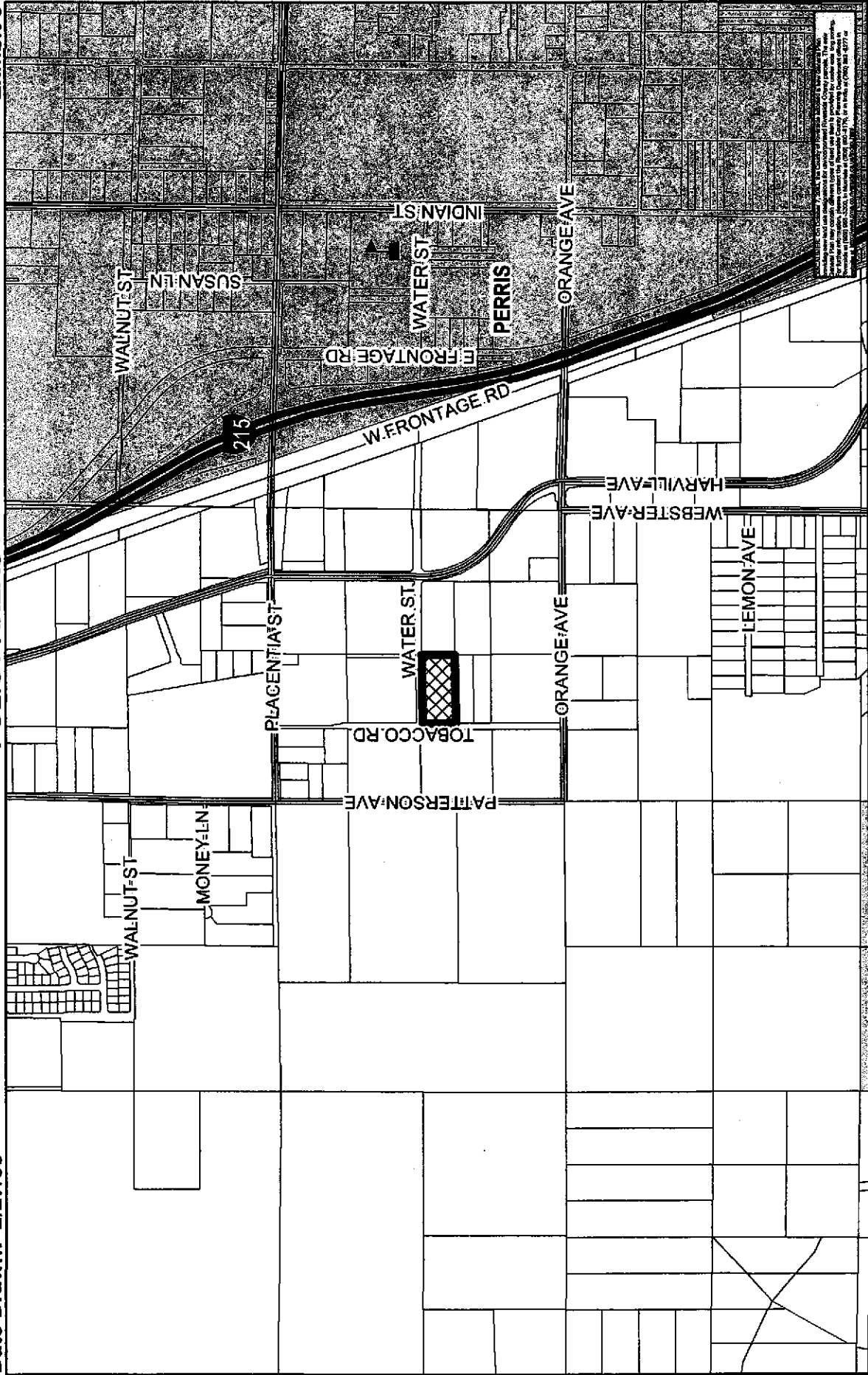
Assessors  
Bk. Pg. 317-27  
Thomas  
Bros. Pg. 777 E5



Supervisor Buster  
District 1  
Date Drawn: 2/27/08

GPA00950  
POLICY AREAS

Planner: Amy Aldana  
Date: 3/10/08  
Exhibit 8



Zone: North Perris  
Area: North Perris  
Township/Range: T4SR4W  
Section: 13

RIVERSIDE COUNTY PLANNING DEPARTMENT

Assessors  
Bk. Pg. 317-27  
Thomas  
Bros. Pg. 777 E5



This map was prepared by the Riverside County Planning Department. The map is for informational purposes only and does not constitute a contract. The Riverside County Planning Department is not responsible for any errors or omissions on this map. For more information, contact the Riverside County Planning Department at (951) 253-1500, or visit our website at www.rcplanning.com.